



## **2 McGredy Drive, Off Portland Crescent, Shrewsbury, Shropshire, SY2 5NF**

**£350,000**

This 3 bedroom detached dormer bungalow enjoys a superb corner position with extensive private gardens. The accommodation provides great scope and includes: Entrance Hall, Living Room, Dining Room, Kitchen, Large Conservatory, Ground Bedroom And Bathroom. Upstairs There Are Two Further Double Bedrooms. GCH, DG, 3 Car Driveway And Garage. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

uPVC double glazed entrance door with side screen.

### Entrance Hall

Double radiator, under stairs storage cupboard and large built in storage cupboard, door to Bedroom 3, staircase leads to First Floor Landing.

### Living Room 14' 5" x 10' 11" (4.39m x 3.32m)

Contemporary wall mounted, fuel effect gas fire, double radiator, large double glazed window overlooks cul-de-sac to the front. Glazed double doors to

### Dining Room 7' 11" x 7' 10" (2.41m x 2.39m)

Double radiator, double glazed window overlooking attractive, private rear garden. Opening to

### Kitchen 9' 6" x 8' 4" (2.89m x 2.54m)

Fitted with range of white fronted units with laminated work tops and inset twin bowl sink unit. Integrated electric oven, 4 ring electric hob with filter hood above. Glazed door to

### Conservatory 19' 7" x 11' 2" (5.96m x 3.40m)

Of uPVC double glazed construction. A large room with part quarry tile flooring to one area which ideal for the Utility Area, wood effect laminate flooring to the rest of the conservatory. Double glazed windows and sliding patio doors lead onto glorious private garden,

### Bedroom 3 10' 4" x 8' 10" (3.15m x 2.69m)

Radiator, built in wardrobe also containing Worcester gas fired central heating boiler, double glazed sliding patio doors lead into Conservatory.

### Bathroom

Fitted with 3 piece suite providing bath with 3/4 tiled walls around and Triton electric shower above, wash basin set to vanity surface with storage beneath, WC, heated towel rail, double glazed side window.

### First Floor Landing

Radiator, under eaves storage cupboard, full height built in store cupboard.

### Bedroom 1 11' 2" x 10' 11" (3.40m x 3.32m)

Double radiator, range of fitted wardrobes with mirror fronted sliding doors, large walk in storage cupboard, double glazed window to the front.

### Bedroom 2 11' 0" x 8' 11" (3.35m x 2.72m)

Radiator, double glazed window to the side.

### Outside

The property enjoys an excellent corner plot approached over a driveway to the side provides ample parking for several cars and access to Garage. The front garden is laid to lawn.

### Brick Built Garage 19' 3" x 8' 6" (5.86m x 2.59m)

Up and over door, power supply, glazed door leading to the rear garden.

### Rear Garden

A fantastic feature of the property approached onto a paved patio. The extensive garden is laid to lawn with stone retaining wall. Variety of shrub beds and borders with trees. The garden is particularly private and enclosed by hedging and fencing.

### Council Tax Band C

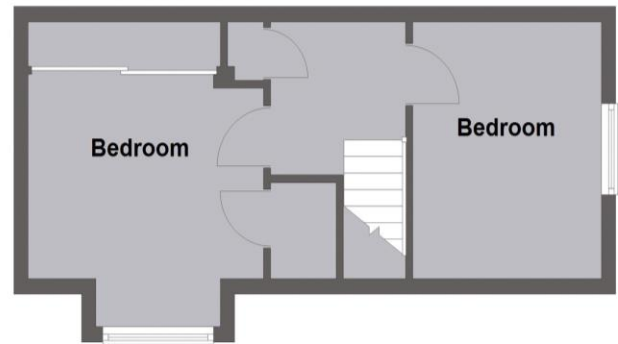
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

## Ground Floor



## First Floor

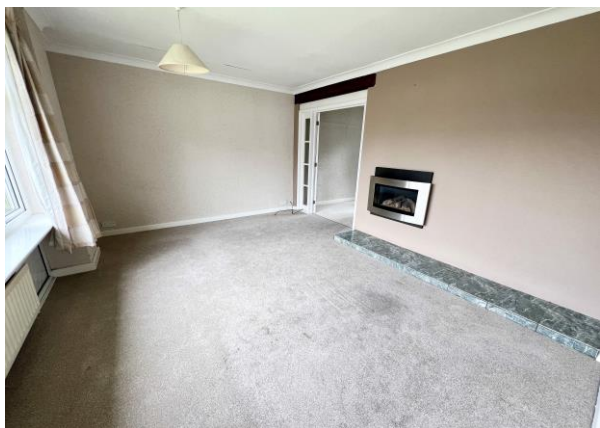


We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp  
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## FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)																																			
2 McGredy Drive SHREWSBURY SY2 5NF	Energy rating	Valid until:	7 October 2034																																
	<b>D</b>	Certificate number:	9310-2003-0400-2704-4221																																
Property type	Detached bungalow																																		
Total floor area	72 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																			
<b>Energy rating and score</b>																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		<b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>57 D</td> <td>87 B</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	57 D	87 B	39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**